


A top-down view of various construction and design tools on a light-colored wooden surface. In the upper left, there's a rolled-up white sheet of paper with architectural blueprints, showing lines, dimensions, and notes like 'S.L. = 1.98 (min. 1.34)'. Resting on the blueprints are a yellow folding ruler, a wooden pencil, a black stapler, and a small wooden house-shaped keychain with a silver key. Below the blueprints, there are several rectangular samples of wood veneer in different shades of brown. In the lower left, a yellow foam paint roller and a paintbrush with light-colored bristles are visible. The overall scene suggests a focus on construction, renovation, or interior design.

# MINOR PROJECTS, MAJOR IMPROVEMENTS

Introducing Maricopa County's **PERMIT BY INSPECTOR PROGRAM**  
for Minor Residential and Commercial Construction Projects





# BUILD PEACE OF MIND

Maricopa County's **Permit By Inspector Program (PBI)** allows customers to obtain onsite plan review services and permit approval for minor residential construction projects and commercial tenant improvements.



# HOW MARICOPA COUNTY PERMIT BY INSPECTOR WORKS

**1**

Submit copies of building plans to Maricopa County Planning & Development's counter and ask for Permit By Inspector

**2**

Plans are quickly verified to see if project qualifies for program

**3**

Plans are labeled PBI and permit is issued over the counter

**4**

Customer schedules a 435 PBI Review Inspection

**5**

Plans are reviewed as early as the next day on jobsite

**6**

When project receives all inspection approvals, permit is complete

For more information and to see if your project qualifies visit [www.maricopa.gov/planning/permit-by-inspector](http://www.maricopa.gov/planning/permit-by-inspector)



# RESIDENTIAL PROJECTS

## RESIDENTIAL QUALIFICATIONS:

- Less than 2000 square feet of remodeled space in which structural components are not removed or altered
- Single story
- Gable or flat roof
- Conventionally framed wood or masonry
- Includes the installation or alteration of less than 400 amps of electrical service

## RESIDENTIAL PROJECTS CANNOT:

- Require any site or civil approval
- Be on septic and add new plumbing fixtures or bedrooms
- Add additional square footage
- Include structural alterations





# COMMERCIAL PROJECTS

## COMMERCIAL QUALIFICATIONS:

- Less than 3000 square feet
- Contractor already selected
- Less than 20 occupants
- On sewer or no change to the plumbing fixture count
- Interior space only; no increase in square footage

## COMMERCIAL PROJECTS CANNOT:

- Require any site or civil approval
- Require a separate fire review
- Include work that is part of a code violation
- Involve work that requires special inspections







# Maricopa County

Planning & Development Department

## Start Your Project Today

Go to **[www.maricopa.gov/planning/permit-by-inspector](http://www.maricopa.gov/planning/permit-by-inspector)** to learn more about the program, download handy checklists, and schedule your inspection.

## Need Help?

Don't hesitate to call our main line at **602-506-3301** or email our Customer Service staff at **[pdcustomerservice@mail.maricopa.gov](mailto:pdcustomerservice@mail.maricopa.gov)**

## MARICOPA COUNTY PLANNING & DEVELOPMENT

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